



## Wylie Planning and Zoning Commission

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**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday February 21, 2017 – 6:00 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

### **CALL TO ORDER**

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The Planning and Zoning Commission was called to order at 6:00 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Vice Chair Dennis Larson, Commissioner Roger Myers, Commissioner Mike McCrossin, Commissioner Jerry Stiller, and Commissioner Randy Owens. Commissioner Sonia Ahmed was absent.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner, Mary Bradley, Administrative Assistant, and City Engineer, Tim Porter.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner McCrossin gave the Invocation. Commissioner Meyers led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

### **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the February 7, 2017, Regular Meeting.

#### **Board Action**

A motion was made by Commissioner Stiller and seconded by Commissioner McCrossin to approve the minutes for February 7, 2017, as submitted. Motion carried 5 – 0, with Commissioners Owens and Ahmed being absent.

### **REGULAR AGENDA**

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## **Regular Agenda**

### **Item 1 – Preliminary Plat Holiday Inn Express Addition**

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Holiday Express Wylie Addition, creating two lots on 5.901 acres, generally located on the southwest corner of FM 544 and Sanden Road.

#### **Staff Presentation**

Mr. Haskins stated that the property totals 5.901 acres and will create two lots. The plat contains a 55' ROW dedication for the future widening of Sanden Blvd.

The property is adjacent to LaQuinta Addition to the west and will share joint access from FM 544 and Sanden.

Staff recommends approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department. The item will be considered by City Council on March 14, 2017.

#### **Board Action**

A motion was made by Commissioner Myers and seconded by Commissioner Stiller to recommend approval to the City Council for Preliminary Plat for Holiday Inn Express Addition. Motion carried 5 – 0, with Commissioner Ahmed being absent and Commissioner Owens arriving after the vote.

### **Item 2 – Site Plan Holiday Express Addition**

Consider, and act upon a Site Plan for Holiday Express Addition, Lot 1, Block A, creating a single lot, for the development of a 82 room hotel, generally located on the southwest corner of FM544 and Sanden Blvd.

#### **Staff Presentation**

Mr. Haskins stated that the property totals 2.475 acres and will create a single lot for a hotel use. The applicant is proposing an 82 room hotel in a four story building. The subject property is part of the approximately 34 acres of the Wylie Medical Center Planned Development approved in 2012, Ordinance 2012-03.

The city engineer reviewed the site plan and had issues with the radii on the drive aisles. The applicant will revise the plans to meet the outstanding requirements without losing a significant number of parking spaces.

#### **Board Action**

A motion was made by Vice Chair Larson, and seconded by Commissioner McCrossin to approve the Site Plan Holiday Inn Express. Motion carried 6 – 0, with Commissioner Ahmed being absent.

## **Public Hearing Agenda**

### **Public Hearing 1 – Herzog Development ZC 2017-01**

Hold a Public Hearing and consider a recommendation to the City Council regarding an amendment to PD 2006-01 to allow R7.0 and R8.4 zoning categories for single-family residential development on approximately 104.15 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM544. **ZC 2017-01.**

#### **Staff Presentation**

Mr. Haskins stated that the applicant is requesting to amend PD 2006-01 to allow 7,000 square foot (R7.0) and 8,400 square foot (R8.4) single family zoning categories on approximately 105 acres of land. The land is generally located south of FM 544 between McCreary Road and Springwell Parkway, directly south of the property that includes Target and Kohl's.

The planned development initially envisioned a combination of retail, retirement living, and a large sports complex. However, the sports complex portion of the development never materialized.

The proposed revisions would add two single family categories to the PD and would allow for lots sizes of 7,000 and 8,400 square foot minimums with minimum house sizes of 2,000 and 2,200 respectively.

Mr. Haskins reviewed the significant differences from standard zoning, including lot width, the size of the home; the lot depth; setbacks; and masonry requirement.

The Parks Board approved the park improvements which propose a new city park and nearly 9,000 square feet of hike and bike trails through the proposed subdivision. The hike and bike trails will connect to the trail in Murphy allowing direct pedestrian access to Breckenridge Park in Richardson.

If this proposed Planned Development and a forthcoming Planned Development amendment for property directly to the east are approved, in addition to the park improvements, the developer will be required to construct Hensley Lane from Hooper Road to McCreary Road.

Public comment forms were mailed to twenty-three property owners with no responses returned at the time of posting.

#### **Board Discussion**

Mr. Don Herzog, Herzog Development Corporation, 800 E Campbell Road, Suite 130, Richardson, applicant, gave a presentation, noting the multiple newly adopted Planned Developments that are 1400 feet away from the proposed development.

Mr. Herzog stated that Woodbridge Development is very successful with variety of lot sizes and home sizes. A six foot masonry screen wall will separate the proposed



development and Hensley Lane. There is an existing wood screening fence adjacent to the commercial sites to the north.

The Commissioners discussed the masonry reduction. Mr. Herzog clarified the plateline brick and that the planned development proposes to use hardiplank on homes that are two stories.

Commissioner Owens questioned the wording on lot area as defined in the planned development conditions for R7.0 Single Family. Mr. Herzog stated that the wording should be seven thousand (7,000) and not seven thousand nine hundred (7,900).

### **Public Comments**

Chair Smith opened the Public Hearing.

Ms. Rhonda McClure, 3303 Ellington Drive, Sachse, spoke in opposition of the request due to high volume of traffic already on McCreary Road, and questioned if Hensley Lane and Springwell Parkway will be expanded.

Mr. Porter, City Engineer, stated that there is no funding or plans to expand Springwell Parkway.

Mr. Herzog stated that the south side of McCreary Road will be expanded in the Third Phase of the development.

Chair Smith closed the Public Hearing.

### **Board Action**

A motion was made by Commissioner Owens and seconded by Commissioner Meyers to recommend approval to the City Council regarding amendment to PD 2006-01, Zoning Case 2017-01, with correction to Planned Development 5.6.b Lot Area – The minimum area of any lot shall be seven thousand (7,000) square feet. Motion carried 4 – 2, with Vice Chair Larson and Commissioner McCrossin voting in opposition.

## **MISCELLANEOUS**

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Ms. Bradley stated that the next meeting is on March 7, 2017.

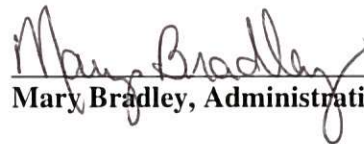
## **ADJOURNMENT**

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A motion was made by Commissioner McCrossin, and seconded by Commissioner Owens to adjourn the meeting. All Commissioners were in consensus.

  
**Ron Smith, Chair**

**ATTEST:**

  
**Mary Bradley, Administrative Assistant**

